

EXHIBIT A

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE SOUTHERN DISTRICT OF TEXAS  
HOUSTON DIVISION

In re:

CENTERPOINTE HOTELS @  
TEXAS II, LP

Debtor.

§  
§  
§  
§  
§  
§

Case No. 23-30023

Chapter 11

**MASTER SERVICE LIST**  
(as of January 9, 2023)

**DEBTOR AND DEBTOR'S COUNSEL**

CenterPointe Hotels @ Texas II, LP  
3906 Brookston Street  
Houston, TX 77045

Christopher Adams  
Texas Bar No. 24009857  
David L. Curry, Jr.  
Texas Bar No. 24065107  
Ryan A. O'Connor  
Texas Bar No. 24098190  
**OKIN ADAMS BARTLETT  
CURRY LLP**  
1113 Vine Street, Suite 240  
Houston, Texas 77002  
Tel: 713.228.4100  
Fax: 346.247.7158  
[cadams@okinadams.com](mailto:cadams@okinadams.com)  
[dcurry@okinadams.com](mailto:dcurry@okinadams.com)  
[roconnor@okinadams.com](mailto:roconnor@okinadams.com)

**GOVERNMENT AGENCIES**

Texas Railroad Commission  
1701 N. Congress  
PO Box 12967  
Austin, TX 78711-2967

Office of the U.S. Trustee  
515 Rusk, Suite 3516  
Houston, TX 77002

Texas Comptroller  
PO Box 149348  
Austin, TX 78714-9348

Internal Revenue Service  
PO Box 7346  
Philadelphia, PA 19101-7346

Comptroller of Public Accounts  
Attn: Christopher J. Dylla  
Bankruptcy & Collections Div.  
PO Box 12548-MC008  
Austin, TX 78711-2548  
[Christopher.Dylla@oag.texas.gov](mailto:Christopher.Dylla@oag.texas.gov)

Office of the US Trustee  
Attn: Hector Duran  
515 Rusk, Suite 3516  
Houston, TX 77002  
[Hector.Duran.Jr.@usdoj.gov](mailto:Hector.Duran.Jr.@usdoj.gov)

**SECURED CREDITORS**

ZSBNP, LLC\*  
Hughes Watters Askanase, LLP  
Michael Weems  
Carolyn Taylor  
Robert Vasquez  
1201 Louisiana St., 28th Fl.  
Houston, TX 77002

Amegy Bank National Association  
PO Box 27459  
Houston, TX 77227-7459

Secured by lien against real  
property and personal property at  
Hotel

Balance as of 6/30/22  
First Lien: \$6,658,607.80  
Second Lien: \$2,726,159.35

**TWENTY LARGEST UNSECURED CREDITORS**

Thomas B. Mock, PC  
13760 Noel Road, Suite 1020  
Dallas, Texas 75240

HarDam Hotels, LLC  
3906 Brookston Street  
Houston, TX 77045

**OTHER INTERESTED PARTIES**

ZSBMP, LLC  
c/o Michael Weems  
Dominique Varner  
**HUGHES WATTERS**  
**ASKANASE**  
1201 Louisiana, 28th Floor  
Houston, TX 77002  
[mweems@hwa.com](mailto:mweems@hwa.com)  
[dvarner@hwa.com](mailto:dvarner@hwa.com)

George Lee, Paul Lee, Jack Lee  
c/o Thane Tyler Sponsel III  
**SPONSEL MILLER**  
**GREENBERG PLLC**  
50 Briar Hollow Lane  
Suite 370 West  
Houston, TX 77027  
[sponsel@smglawgroup.com](mailto:sponsel@smglawgroup.com)  
[roger@smglawgroup.com](mailto:roger@smglawgroup.com)  
[zachary.clark@smglawgroup.com](mailto:zachary.clark@smglawgroup.com)  
[allen.landon@smglawgroup.com](mailto:allen.landon@smglawgroup.com)

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE SOUTHERN DISTRICT OF TEXAS  
HOUSTON DIVISION**

**In re:**

**CENTERPOINTE PARTNERS @  
TEXAS, LLC**

**Debtor.**

§  
§  
§  
§  
§  
§

**Case No. 23-30025**

**Chapter 11**

**MASTER SERVICE LIST**  
(as of January 9, 2023)

**DEBTOR AND DEBTOR'S COUNSEL**

CenterPointe Partners @ Texas, LLC  
10505 East Freeway  
Houston, TX 77029-1926

Christopher Adams  
Texas Bar No. 24009857  
David L. Curry, Jr.  
Texas Bar No. 24065107  
Ryan A. O'Connor  
Texas Bar No. 24098190  
**OKIN ADAMS BARTLETT  
CURRY LLP**  
1113 Vine Street, Suite 240  
Houston, Texas 77002  
Tel: 713.228.4100  
Fax: 346.247.7158  
[cadams@okinadams.com](mailto:cadams@okinadams.com)  
[dcurry@okinadams.com](mailto:dcurry@okinadams.com)  
[roconnor@okinadams.com](mailto:roconnor@okinadams.com)

**GOVERNMENT AGENCIES**

Texas Railroad Commission  
1701 N. Congress  
PO Box 12967  
Austin, TX 78711-2967

Office of the U.S. Trustee  
515 Rusk, Suite 3516  
Houston, TX 77002

Texas Comptroller of Public Accts  
PO Box 149348  
Austin, TX 78714-9348

Internal Revenue Service  
PO Box 7346  
Philadelphia, PA 19101-7346

Comptroller of Public Accounts  
Attn: Christopher J. Dylla  
Bankruptcy & Collections Div.  
PO Box 12548-MC008  
Austin, TX 78711-2548  
[Christopher.Dylla@oag.texas.gov](mailto:Christopher.Dylla@oag.texas.gov)

Office of the US Trustee  
Attn: Hector Duran  
515 Rusk, Suite 3516  
Houston, TX 77002  
[Hector.Duran.Jr@usdoj.gov](mailto:Hector.Duran.Jr@usdoj.gov)

Harris County Tax Assessor  
PO Box 3547  
Houston, TX 77253

Houston Department of Health &  
Human Services  
PO Box 300008  
Houston, TX 77230

City of Houston Public Works  
PO Box 1560  
Houston, TX 77251

City of Houston Fire Permit Office  
PO Box 3625  
Houston, TX 77253

City of Houston Bldg Inspections  
PO Box 2688  
Houston, TX 77252

City of Houston, Sign Admin  
PO Box 2688  
Houston, TX 77252

#### **SECURED CREDITORS**

U.S. Small Business Administration  
SBA Disaster Loan Service Center  
1545 Hawkins Blvd, Suite 202  
El Paso, TX 79925-2652  
United States  
Phone: 800-487-6019  
Fax: 202-481-5105

ZSBNP, LLC\*  
Hughes Watters Askanase, LLP  
Michael Weems  
Carolyn Taylor  
Robert Vasquez  
1201 Louisiana St., 28th Fl.  
Houston, TX 77002

Amegy Bank National Association  
PO Box 27459  
Houston, TX 77227-7459

(this is the same info as the ZSBMP  
debt) ???

SBA Disaster Loan No. 9020537401

Secured by all asset lien, including  
cash.

\$500,000.00 plus interest

Contingent  
Secured by lien against real  
property and personal property at  
Hotel  
Balance as of 6/30/22  
First Lien: \$6,658,607.80  
Second Lien: \$2,726,159.35

#### **UNSECURED CREDITORS**

Thomas B. Mock, PC  
13760 Noel Road, Suite 1020  
Dallas, Texas 75240

HarDam Hotels, LLC  
3906 Brookston Street  
Houston, TX 77045

Gibson Hotel Management, Inc.  
409 Montbrook Lane  
Knoxville, TN 37919

Hasan & Associates, CPAs, PC  
6671 Southwest Freeway, Ste 315  
Houston, TX 77074  
[manzoor.hasan@hasancpa.com](mailto:manzoor.hasan@hasancpa.com)

A&A Grease Trap Cleaning  
902 Blanchard Hill Lane  
Houston, TX 77047

ALE Solutions, Inc  
1 West Illinois Street, Suite 300  
St. Charles, IL 60174

Amadeus Hospitality  
29618 Network Place  
Chicago, IL 60673

American Bankers Insurance Co.  
PO Box 731178  
Dallas, TX 75373

American Business Machines, Inc.  
PO Box 4346  
Houston, TX 77210

American Elevator Inspections  
PO Box 2709  
Baytown, TX 77522

AmEx Global Business Travel  
14635 N. Kierland Blvd, Ste 200  
Scottsdale, AZ 85254

RR Donnelley  
7810 Solution Center  
Chicago, IL 60677

AT&T Wi-Fi Services  
PO Box 5005  
Carol Stream, IL 60197

Best Wash, Inc.  
15012 Eddie Dr.  
Humble, TX 77396

Beyline Construction  
9519 Glendown Lane  
Houston, TX 77070

BIG Man's Plumbing and Carpentry  
7606 Goldfinch Drive  
Humble, TX 77396

Bluemoon Laundry Equipment  
23923 Sawmill Pass  
Spring, TX 77373

Bulbs.com  
243 Stafford Street  
Worcester, MA 01603

Capital Premium Financing, Inc.  
PO Box 660899  
Dallas, TX 75266

Cawley  
PO Box 2110  
Manitowoc, WI 54221

Centerpointe Hotels@Texas, LLC  
4702 La Branch Street  
Houston, TX 77004

Coast to Coast Computer Products  
4277 Valley Fair St.  
Simi Valley, CA 93063

Commlog LLC  
33 N Parsell Suite B  
Mesa, AZ 85203

Coporate Graphics Int'l West  
1885 Northway Dr.  
North Mankato, MN 56003

Digital Dolphin Supplies  
811 N. Cataline Ave, Suite 1104  
Redondo Beach, CA 90277

Adams Keegan, Inc.  
6750 Poplar Avenue  
Suite 400  
Germantown, TN 38138

Adams Keegan, Inc.  
6301 Gaston Avenue  
#1406  
Dallas, TX 75214

DMX INC.  
PO Box 602777  
Charlotte, NC 28260

Ecolab  
PO Box 70343  
Chicago, IL 60673

Edward Don & Company  
9801 Adam Don Parkway  
Woodridge, IL 60517

Employers Preferred Ins. Co.  
PO Box 842110  
Los Angeles, CA 90084

Erwyn Products Company Inc.  
200 Campus Dr., Suite 200  
Morganville, NJ 7751

Fast Track Specialties, LP  
10230 Carter Road, Suite 100  
Houston, TX 77070

General Electric Co  
PO Box 840340  
Dallas, TX 75284

Gerald Franklin Agency, Inc  
2525 North Loop West #275  
Houston, TX 77008

Greater Houston Convention  
&Visitors Bureau  
1331 Lamar Street, Suite 700  
Houston, TX 77010

Harlan Graphic Arts Services, Inc.  
4752 River Rd.  
Cincinnati, OH 45233

Hotel & Lodging Association  
Greater Houston  
PO Box 1043  
Houston, TX 77251

Houston East Chamber of  
Commerce  
550 Gulfgate Center  
Houston, TX 77087

Innvision Hospitality, Inc.  
504 Carver Road  
Griffin, GA 30224

Insight Direct USA, Inc.  
PO Box 731069  
Dallas, TX 75373

IPFS Coporation  
PO Box 730223  
Dallas, TX 75373

It's Bugs or Us  
14173 Northwest Fry  
Houston, TX 77040

J Fields Construction  
906 West Betrand  
Houston, TX 77088

JM Wallcovering  
343 Oakdale Dr.  
Stafford, TX 77477

Kauffman Co. Fire & Life Safety 13225 FM 529, Suite A Houston, TX 77041	Lands' End Business Outfitters PO Box 217 Dodgeville, WI 53533	Moffat PO Box 60448 Charlotte, NC 28260
Moises Cardenas Rocha POBox 924403 Houston, TX 77292	Murray Insurance And Financial 3550 FM 1092 Missouri City, TX 77459	National Pen Co, LLC. 12121 Scripps Summit Dr. Suite 200 San Diego, CA 92131
Newmarket International, Inc. 75 New Hampshire Ave Suite 300 Portsmouth, NH 03801	Nick's Plumbing and Sewer Svc 1420 N Durham Dr. Houston, TX 77008	North Channel Area Chamber of Commerce 13301 I-10 East Freeway Houston, TX 77015
Office Depot, Inc. POBox 660113 Dallas, TX 75266	Onity Inc. Lockbox 223067 Pittsburg, PA 15251	Sandra Upholstery 1403 Leggett Dr. Galena Park, TX 77547
Serta Simmons Bedding, LLC 2600 Forbs Avenue Hoffman Estates, IL 60192	Plasticard-Locktech International 605 Sweeten Creek Industrial Pk Asheville, NC 28803	Power Play Marketing 33533 W 12 Mile Rd, Suite 205 Farmington Hills, MI 48331
Premium Assignment Corporation PO Box 8000 Tallahassee, FL 32314	Reliant POBox 650475 Dallas, TX 75265	Richard Jenkins 4128 Darby St Bacliff, TX 77518
RNDC Texas, LLC 6511 Tri County Parkway Schertz, TX 78154	Space City Backflow 13518 Schumann Trails Sugarland, TX 77498	Sunshine G 7070 Mayard Road Houston, TX 77041
Blueport Wireless, Inc. 27 Renmar Avenue Walpole, MA 02081	USA Today PO Box 677446 Dallas, TX 75267	Vistar PO Box 951080 Dallas, TX 75395
Carbon's Golden Malted PO Box 129 Concordville, PA 19331	Centerpoint Energy Resources 4702 La Branch Street Houston, TX 77004	Coca-Cola Southwest Beverages PO Box 744010 Atlanta, GA 30384
Comcast PO Box 60533 City of Industry, CA 91716	De Lage Landen Financial PO Box 41602 Philadelphia, PA 19101	Direct Energy Business, LLC 1001 Liberty Avenue Pittsburgh, PA 15222
Grasshopper Landscape 2610 Broomsedge Drive Houston, TX 77084	HD Supply Facilities PO Box 509058 San Diego, CA 92150	Hilton Worldwide 4649 Paysphere Circle Chicago, IL 60674
iMetro Technologies 22315 Taren Court Tomball, TX 77375	Oracle Elevator PO Box 850001 Orlando, FL 32885	P'Jays Pool Service PO Box 96029 Houston, TX 77213

Pasics Electronics System  
2518 Atlas Drive  
Missouri City, TX 77459

Roadrunner Recycling, Inc.  
PO Box 6011  
Hermitage, PA 16148

Royal Cup Inc.  
160 Cleage Drive  
Birmingham, AL 35217

RR Donnelley  
7810 Solution Center  
Chicago, IL 60677

Silver Eagle Distributors  
3505 Pasadena Fwy  
Pasadena, TX 77503

Space City Backflow  
13518 Schumann Trails  
Sugar Land, TX 77498

Sysco Guest Supply LLC  
PO Box 6771  
Somerset, NJ 08875

Sysco Houston  
10710 Greens Crossing Blvd  
Houston, TX 77038

Terminix Processing Center  
PO Box 802155  
Chicago, IL 60680

**OTHER INTERESTED PARTIES**

ZSBMP, LLC  
c/o Michael Weems  
Dominique Varner  
**HUGHES WATTERS ASKANASE**  
1201 Louisiana, 28th Floor  
Houston, TX 77002  
[mweems@hwa.com](mailto:mweems@hwa.com)  
[dvarner@hwa.com](mailto:dvarner@hwa.com)

CenterPointe Hotels @ Texas II,  
LP  
3906 Brookston Street  
Houston, TX 77045

George Lee, Paul Lee, Jack Lee  
c/o Thane Tyler Sponsel III  
**SPONSEL MILLER  
GREENBERG PLLC**  
50 Briar Hollow Lane  
Suite 370 West  
Houston, TX 77027  
[sponsel@smglawgroup.com](mailto:sponsel@smglawgroup.com)  
[roger@smglawgroup.com](mailto:roger@smglawgroup.com)  
[zachary.clark@smglawgroup.com](mailto:zachary.clark@smglawgroup.com)  
[allen.landon@smglawgroup.com](mailto:allen.landon@smglawgroup.com)